

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
380 COLUMBUS AVENUE
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mrs. Louise McIntosh has expressed an interest in and has submitted a satisfactory proposal for the development of 380 Columbus Avenue in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mrs. Louise McIntosh be and hereby is tentatively designated Redeveloper of 380 Columbus Avenue in the South End Urban Renewal Area.
2. That it is hereby determined that Mrs. Louise McIntosh possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

July 20, 1978

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: KANE SIMONIAN, SECRETARY

SUBJECT: SOUTH END URBAN RENEWAL AREA MASS R-56
380 COLUMBUS AVENUE
TENTATIVE DESIGNATION OF REDEVELOPER

The South End Urban Renewal Plan originally called for the demolition of the buildings at 360-380 Columbus Avenue to make way for a new elementary school. In 1973, the Public Facilities Department determined that a school was no longer needed at that location. On October 16, 1974, the Authority voted to modify the Plan by changing the use of the Parcel to residential and commercial, in order to permit rehabilitation of the buildings now owned by the Authority.

Because many of the buildings had remained vacant for an extended period of time, the Authority voted on August 18, 1977 to award a contract to Cousins Construction Company, in order to make structural repairs prior to rehabilitation by moderate income families. This repair work is currently underway and will be completed by the end of the summer.

The Authority acquired 378 Columbus Avenue from Mrs. Louise McIntosh on January 7, 1974. She still lives there with her parents and runs the Southern Diner in the only occupied building in the block. She has expressed an interest in buying and rehabilitating the five-story building at 380 Columbus Avenue, on which the structural repairs are almost complete. Pending the availability of Section 312 funds, rehabilitation on the building and ground floor for her residence, two rental units and restaurant will begin this fall. Preliminary plans are being prepared by John Sharratt Associates, and estimated rehabilitation costs are \$60,000.

An appropriate resolution is attached.